

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Spokane

State: WA

PJ's Total HOME Allocation Received: \$26,405,555

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	14		
% of Funds Committed	94.96 %	94.17 %	6	93.41 %	67	64	
% of Funds Disbursed	88.99 %	88.11 %	6	84.68 %	68	64	
Leveraging Ratio for Rental Activities	7	7.09	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	94.51 %	1	80.76 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.22 %	79.42 %	4	68.18 %	75	70	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.78 %	93.23 %	7	80.32 %	89	84	
% of 0-30% AMI Renters to All Renters***	70.57 %	62.99 %	6	45.16 %	92	87	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.09 %	98.96 %	12	95.04 %	44	43	
Overall Ranking:				In State:	5 / 14	Nationally:	96 97
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,160	\$25,171		\$26,037	734 Units	30.00 %	
Homebuyer Unit	\$11,070	\$19,773		\$14,755	109 Units	4.40 %	
Homeowner-Rehab Unit	\$18,577	\$20,392		\$20,487	173 Units	7.10 %	
TBRA Unit	\$3,776	\$1,727		\$3,225	1,434 Units	58.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spokane WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$66,262	\$97,106	\$19,467
\$115,567	\$112,037	\$25,455
\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 3.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.99

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	78.7	84.4	88.4	76.1	Single/Non-Elderly:	39.5	27.5	26.6	33.5
Black/African American:	8.0	0.9	1.7	8.5	Elderly:	12.6	1.8	23.7	4.6
Asian:	1.4	1.8	0.0	0.5	Related/Single Parent:	24.7	29.4	21.4	42.9
American Indian/Alaska Native:	4.3	3.7	0.6	7.9	Related/Two Parent:	12.5	38.5	23.1	10.6
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.1	Other:	10.8	2.8	5.2	8.3
American Indian/Alaska Native and White:	0.0	0.0	1.2	0.1					
Asian and White:	0.1	0.0	0.6	0.1					
Black/African American and White:	1.2	0.0	0.6	0.1					
American Indian/Alaska Native and Black:	0.7	0.0	0.6	0.0					
Other Multi Racial:	0.4	0.0	1.2	0.0					
Asian/Pacific Islander:	0.7	0.9	0.6	2.8					
ETHNICITY:									
Hispanic	4.4	8.3	4.6	3.8					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	47.2	29.4	37.6	37.8	Section 8:	17.5	0.0 [#]		
2 Persons:	19.7	18.3	23.7	20.2	HOME TBRA:	0.8			
3 Persons:	13.7	24.8	16.2	15.3	Other:	14.4			
4 Persons:	10.4	14.7	12.1	13.4	No Assistance:	67.3			
5 Persons:	5.3	5.5	6.4	8.5					
6 Persons:	1.7	0.9	2.9	3.4					
7 Persons:	0.7	3.7	0.6	1.0					
8 or more Persons:	1.4	2.8	0.6	0.4					
					# of Section 504 Compliant Units / Completed Units Since 2001			210	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spokane

State: WA

Group Rank: 96
(Percentile)

State Rank: 5 / 14 PJs

Overall Rank: 97
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	81.22	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.78	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	98.09	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.79	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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